

## PART EIGHT: FALLBROOK VILLAGE REGULATIONS

### GENERAL PROVISIONS

8000

#### GENERAL INTENT

The Fallbrook Village Regulations apply to the village area of Fallbrook's business district and are intended to preserve and promote the village character while creating a pedestrian-friendly environment for residents, business owners and visitors. These regulations are also intended to encourage continuation and growth of the established character as an art center where fine art is displayed, sold, manufactured and taught.

If specific regulations are not addressed in the Fallbrook Village Regulations, the remaining portions of the Zoning Ordinance shall apply, such as the Basic Provisions commencing at Section 1000, the General Provisions commencing at Section 6000 and the Procedures commencing at Section 7000.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8100

V1 VILLAGE 1 ZONE

8100 INTENT

The Village 1 (V1) Zone is intended to encourage the retention and attraction of businesses compatible with a primarily retail environment fronting on a pedestrian-oriented street. Residential uses are allowed as a secondary use. Property within the V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

8102 PERMITTED USES

The following use types are permitted by the V1 Zone:

a. Civic Use Types.

Administrative Services  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Essential Services  
Lodge, Fraternal and Civic Assembly  
Minor Impact Utilities  
Parking Services  
Small Schools

b. Commercial Use Types.

Administrative and Professional Services  
Agricultural and Horticultural Sales: Horticultural Sales  
Animal Sales and Services: Grooming  
Animal Sales and Services: Veterinary (Small Animals)  
Automotive and Equipment: Parking  
Business Support Services  
Communications Services  
Financial, Insurance and Real Estate Services  
Medical Services  
Personal Services, General  
Repair Services, Consumer  
Retail Sales: General  
Retail Sales: Specialty  
Spectator Sports and Entertainment: Limited

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

### 8103 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the V1 Zone subject to the limitation stated after the use type.

a. Residential Use Types.

Family Residential – Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for commercial purposes.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Transient Habitation: Lodging – Not to exceed 20 bedrooms.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 15 cubic feet and equipment to 5 horsepower at any one time

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

### 8105 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the V1 Zone upon issuance of a Major Use Permit:

a. Commercial Use Types.

Research Services

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8120

8120 SITE DEVELOPMENT REGULATIONS

Properties within the V1 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

The Density Regulations beginning at Section 4100 shall apply to the Village 1 Zone.

A maximum of 24 dwelling units per acre as a secondary use only.

c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the V1 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the V1 Zone.

2.0 (the floor area of all buildings on-site may not exceed twice the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the V1 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the V1 Zone should maintain a continuous building façade and buildings shall maintain a zero front yard and exterior side yard setback along Main Street and adjacent side streets.

Front:	0 feet from lot line (mandatory)
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (mandatory)
Rear:	0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the V1 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply. The parking shall be determined pursuant to the Fallbrook V1 Zone Parking Regulations.
2. Parking Services
3. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the V1 Zone shall be included in the definition of "Commercial Zones."

8120

n. On-Premise Sign Regulations

All property with the V1 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8130 PARKING REGULATIONS

a. Purpose And Intent

The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Village 1 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.

b. Parking Requirements

All of the V1 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761).

In the V1 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6780 may be reduced up to 25%.

c. Relationship of Required Parking to Building Site

Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. The parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 900 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director of Planning and Land Use.

d. Location of Parking on a Building Site

1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:

- a) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).

- b) As close to the building entrances as is practical without interfering with pedestrian traffic.
  - c) At ground level.
- 2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel.
- 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8130 c. that does not have a building on the same legal parcel.
- 4. Exceptions. A Use Permit, Variance, or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8130.d. 1 – 3 above.
- e. Parking Space Dimensions
  - 1. Offstreet Parking Design Manual to Specify. The Offstreet Parking Design Manual adopted pursuant to Section 6793.c shall establish the minimum dimensions for parking spaces. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
  - 2. Handicapped Parking. At least one space of the required parking, if any, in any parking area shall be designed for handicapped parking as specified in the Offstreet Parking Design Manual and the Uniform Building Code. Such spaces shall be located as close as possible to the entrance of the use or structure, and shall be reserved and designated for handicapped persons. The total number of required handicapped spaces shall be that specified by the Offstreet Parking Design Manual and the Uniform Building Code.
- f. Design Standards for Offstreet Parking
 

Parking spaces and areas shall meet the following design and improvement standards:

  - 1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in the Offstreet Parking Design Manual. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.

2. Landscaping. An area at least equal to 5 percent of the area of any parking area shall be landscaped in conformance to the requirements of Paragraph 3) of this Section and Section 6712.
3. Offstreet Parking Design Manual. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Offstreet Parking Design Manual. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of the Offstreet Parking Design Manual and this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)



## V2 VILLAGE 2 ZONE

### 8200 INTENT

The V2 Zone is intended to provide a buffer between the retail oriented V1 Zone and the heavier uses allowed in the V3 Zone. The V2 Zone allows all the uses permitted in the V1 Zone in addition to more intensive civic and automobile-service oriented uses. Unlike the V1 Zone, residential uses are permitted as co-principal uses subject to limitations. Property within the V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

### 8202 PERMITTED USES

The following use types are permitted by the V2 Zone:

#### a. Civic Use Types.

- Administrative Services
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Religious Assembly
- Small Schools

#### b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales: Horticultural Sales
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment
- Automotive and Equipment: Sales/Rentals, Light Equipment
- Business Support Services
- Communications Services
- Financial, Insurance and Real Estate Services
- Medical Services
- Personal Services, General
- Repair Services, Consumer
- Retail Sales: General

8202

Retail Sales: Specialty  
Spectator Sports and Entertainment: Limited

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

**8203 PERMITTED USES SUBJECT TO LIMITATIONS**

The following use types are permitted by the V2 Zone subject to the limitation stated after the use type.

**a. Residential Use Types.**

**Family Residential**

Limited to dwellings that are located in conjunction with a second principal use that is primarily used for business purposes within or on the same structure, lot or parcel. All residential uses in the V2 Zone shall require Site Plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

1. **Site Plan Review Required.** Prior to the issuance of any building permit, grading permit or construction of any structure or conversion of any existing structure for use as a Family Residential Use Type in the V2 Zone, a Site Plan of the proposed structure shall be submitted to the Director for review, evaluation and approval.
2. **Content of the Site Plan.** Application for Site Plan review shall be submitted to the Director and shall be accompanied by such data and information as he may require including maps, plans, drawings, sketches and documented material as is necessary to show:
  - a) **Boundaries and existing topography of the property, and adjoining or nearby streets;**
  - b) **Location and height of all existing buildings and structures, existing trees and the proposed disposition or use thereof;**
  - c) **Location, height, building elevations, and proposed use of all proposed or existing structures, including lighting, walls, fences and freestanding signs, and location and extent of the building site;**
  - d) **Location and dimensions of ingress and egress points, interior roads and driveways, parking areas, and pedestrian walkways;**
  - e) **Location and treatment of important drainage ways, including underground drainage systems;**

- f) Proposed grading and removal of natural materials, including finished topography of the site;
  - g) Proposed landscaping plan including the location of exterior lighting fixtures and underground fuel storage facilities and aboveground pumps, if proposed.
3. Site Plan Review Criteria. The Site Plan shall be reviewed and evaluated by the Director for conformance with the following criteria.
- a) Residential uses shall be located and designed so they are buffered from potentially adverse impacts created by adjacent, commercial and industrial uses.
  - b) Impacts to be addressed shall include noise, odors, lighting, air quality, visual quality and vibration.
  - c) Building and structures shall use construction methods such as windows and building materials that will reduce noise generated by the business and will reduce noise that may impact the residential use.
  - d) Landscape buffers shall be utilized where appropriate to screen views from the residential use to visually undesirable portions of adjacent businesses. Landscaping shall be capable of reaching a height that will provide screening of views within one year of installation. To reduce fire hazards, plant material used shall not be on the North County Fire Protection District's Undesirable Plant List.
  - e) Lighting of the business use shall not excessively spill over into the residential use.
4. Waiver of Site Plan. The Site Plan requirement of Section 8203.a.1 may be waived by the Director under either of the following circumstances:
- a) If it is determined that the nature of a proposed project is such that subjecting it to the Site Plan review process would not materially contribute to the attainment of the intent of the criteria listed in Section 8203.a.3 or that all of the purposes and requirements of the Site Plan have been fulfilled by an existing approved discretionary permit. In making a decision on such a waiver of a Site Plan due consideration shall be given to the recommendation of the appropriate Design Review Board. Such recommendation shall be in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign waiver recommendations, and shall be

accompanied by a copy of the project plans upon which the recommendation was based. Waiver requests shall be transmitted by the applicant to the Review Board using a form approved by the Director for that purpose. If no recommendation is received by the Director from the Review Board within 45 days following the Review Board's receipt of the request, the Director may make a decision without the Review Board's recommendation.

- b) If all of the purposes and requirements of the Site Plan will be fulfilled by a concurrent discretionary permit which will be reviewed by the appropriate Design Review Board.

No building permit shall be issued for a project for which the Site Plan requirement has been waived except pursuant to plans bearing the Director's stamp granting such waiver. No deviation from aspects of such plans pertinent to the criteria listed in Section 8203.a.3, such as materials, landscaping, site design and lighting, shall be permitted without prior recommendation of the appropriate Design Review Board and approval of the Director.

Group Residential – Allowed in conjunction with a school where housing facilities are used by registered students of the school. The associated school facility does not have to be located on the same lot.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Laundry Services – Limited to drycleaning plants and laundries that provide retail services only, use only non-flammable solvents and employ not more than 10 people.

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Transient Habitation: Lodging – Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8204.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 20 cubic feet and equipment to 25 horsepower at any one time.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

#### 8204 USES SUBJECT TO A MINOR USE PERMIT

The following use types are permitted by the V2 Zone upon issuance of a Minor Use Permit:

a. Commercial Use Types.

Transient Habitation: Lodging (uses exceeding 20 bedrooms)

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

#### 8205 USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the V2 Zone upon issuance of a Major Use Permit:

a. Civic Use Types.

Major Impact Services and Utilities

b. Commercial Use Types.

Research Services

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

#### 8220 SITE DEVELOPMENT REGULATIONS

Properties within the V2 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

The Density Regulations beginning at Section 4100 shall apply to the Village 2 Zone.

A maximum of 24 dwelling units per acre as a co-primary or secondary use only.

8220

c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the V2 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the V2 Zone.

1.5 (the floor area of all buildings on-site may not exceed 1.5 times the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the V2 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the V2 Zone should maintain a continuous building façade and buildings should maintain a zero front yard and exterior side yard setback. Building setbacks shall be reviewed as part of the Site Plan required by the Special Area Regulation. Where the scale and height of any proposed building or the need to provide adequate sight distance warrants a larger setback, in relation to the street width and surrounding buildings, a larger setback may be required.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front:	0 feet from lot line (permitted)
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (permitted)
Rear:	0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the V2 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations

1. Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8230.d. of the Fallbrook Village 2 Zone Parking Regulations.
2. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply. The parking shall be determined pursuant to the Fallbrook Village Parking Regulations.
3. Parking Services
4. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the V2 Zone shall be included in the definition of "Residential Zones."

n. On-Premise Sign Regulations

8220

All property with the V2 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8230            PARKING REGULATIONS

a.      Purpose And Intent

The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional downtown commercial district, consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Village 2 Zone is located in the Fallbrook Special Parking District with provision for meeting parking requirements in shared parking lots.

b.      Parking Requirements

All of the V2 Zone is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761).

In the V2 Zone the number of spaces required by the Parking Schedules in Section 6758 through 6780 may be reduced up to 25%.

c.      Relationship of Required Parking to Building Site

Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. The parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director of Planning and Land Use.

d.      Location of Parking On A Building Site

1.      Bicycle Spaces. Bicycle spaces, if provided, shall be located:

- a)      At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
- b)      As close to the building entrances as is practical without interfering with pedestrian traffic.



c) At ground level.

2. **Covered Parking.** Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8230 c. that does not have a building on the same legal parcel.
3. **Open Parking.** Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lots provided pursuant to Section 8230 c. that does not have a building on the same legal parcel.
4. **Exceptions.** A Use Permit, Variance Or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8230.d.1 – 3 above.

e. **Parking Space Dimensions**

1. **Offstreet Parking Design Manual to Specify.** The Offstreet Parking Design Manual adopted pursuant to Section 6793.c shall establish the minimum dimensions for parking spaces. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
2. **Handicapped Parking.** At least one space of the required parking, if any, in any parking area shall be designed for handicapped parking as specified in the Offstreet Parking Design Manual and the Uniform Building Code. Such spaces shall be located as close as possible to the entrance of the use or structure, and shall be reserved and designated for handicapped persons. The total number of required handicapped spaces shall be that specified by the Offstreet Parking Design Manual and the Uniform Building Code.

f. **Design Standards for Off-Street Parking**

Parking spaces and areas shall meet the following design and improvement standards:

1. **Surfacing.** All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in the Offstreet Parking Design Manual. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans which accompany Site Plan applications and building construction plans.
2. **Landscaping.** An area at least equal to 5 percent of the area of any parking area shall be landscaped in conformance to the requirements of Paragraph 3. of this Section and Section 6712.

3. Offstreet Parking Design Manual. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Offstreet Parking Design Manual. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of the Offstreet Parking Design Manual and this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

### V3 VILLAGE 3 ZONE

#### 8300 INTENT

The Village 3 (V3) Zone is intended to provide opportunities for clean industry and manufacturing, including art-making. The area is also intended to allow uses that support *community businesses and provide basic goods and services that are needed by community residents*. To this end, in addition to the uses allowed in the V1 and V2 Zones, the V3 Zone allows manufacturing and other general industrial uses where all materials and activities are located indoors and meet standard noise, vibration and odor limitations. In addition, many of the more intensive service-oriented civic and commercial uses that are not allowed in the retail oriented V1 and V2 Zones are allowed in the V3 Zone. Residential uses are allowed where it can be shown that the use is compatible with adjacent commercial and industrial uses. Property within the V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

#### 8302 PERMITTED USES

The following use types are permitted by the V3 Zone:

##### a. Civic Use Types.

- Administrative Services
- Ambulance Services
- Clinic Services
- Community Recreation
- Cultural Exhibits and Library Services
- Essential Services
- Fire Protection Services
- Law Enforcement Services
- Lodge, Fraternal and Civic Assembly
- Minor Impact Utilities
- Parking Services
- Religious Assembly

##### b. Commercial Use Types.

- Administrative and Professional Services
- Agricultural and Horticultural Sales: Agricultural Sales
- Agricultural and Horticultural Sales: Horticultural Sales
- Agricultural Services
- Animal Sales and Services: Grooming
- Animal Sales and Services: Veterinary (Small Animals)
- Automotive and Equipment: Parking
- Automotive and Equipment: Repairs, Light Equipment

8302

Automotive and Equipment: Sales/Rentals, Farm Equipment  
Automotive and Equipment: Sales/Rentals, Light Equipment  
Building Maintenance Services  
Business Equipment Sales and Services  
Business Support Services  
Communications Services  
Construction Sales and Services  
Financial, Insurance and Real Estate Services  
Funeral and Interment Services: Undertaking  
Medical Services  
Personal Services, General  
Repair Services, Consumer  
Research Services  
Retail Sales: General  
Retail Sales: Specialty  
Spectator Sports and Entertainment: Limited  
Wholesaling, Storage and Distribution: Light

c. Industrial Use Types.

General Industrial

d. Agricultural Use Types.

Packing and Processing: Winery

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8303 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the V3 Zone subject to the limitation stated after the use type.

a. Residential Use Types

Family Residential

All residential uses in the V3 Zone shall require Site Plan review in accordance with the Site Plan Review Procedure commencing at Section 7150 and the following guidelines.

1. Site Plan Review Required. Prior to the issuance of any building permit, grading permit or construction of any structure or conversion of any existing structure for use as a Family Residential Use Type in the V3 Zone, a Site Plan of the proposed structure shall be submitted to the Director for review, evaluation and approval.

2. Content of the Site Plan. Application for Site Plan review shall be submitted to the Director and shall be accompanied by such data and information as he may require including maps, plans, drawings, sketches and documented material as is necessary to show:
  - a) *Boundaries and existing topography of the property, and adjoining or nearby streets;*
  - b) Location and height of all existing buildings and structures, existing trees and the proposed disposition or use thereof;
  - c) Location, height, building elevations, and proposed use of all proposed or existing structures, including lighting, walls, fences and freestanding signs, and location and extent of the building site;
  - d) Location and dimensions of ingress and egress points, interior roads and driveways, parking areas, and pedestrian walkways;
  - e) Location and treatment of important drainage ways, including underground drainage systems;
  - f) Proposed grading and removal of natural materials, including finished topography of the site;
  - g) Proposed landscaping plan including the location of exterior lighting fixtures and underground fuel storage facilities and aboveground pumps, if proposed.
3. Site Plan Review Criteria. The Site Plan shall be reviewed and evaluated by the Director for conformance with the following criteria.
  - a) Residential uses shall be located and designed so they are buffered from potentially adverse impacts created by adjacent, commercial and industrial uses.
  - b) Impacts to be addressed shall include noise, odors, air quality, lighting, visual quality and vibration.
  - c) Building and structures shall use construction methods such as windows and building materials that will reduce noise generated by the business and will reduce noise that may impact the residential use.

- d) Landscape buffers shall be utilized where appropriate to screen views from the residential use to visually undesirable portions of adjacent businesses. Landscaping shall be capable of reaching a height that will provide screening of views within one year of installation. To reduce fire hazards, plant material used shall not be on the North County Fire Protection District's Undesirable Plant List.
  - e) Lighting of the business use shall not excessively spill over into the residential use.
4. Waiver of Site Plan. The Site Plan requirement of Section 8303.a.1 may be waived by the Director under either of the following circumstances:
- a) If it is determined that the nature of a proposed project is such that subjecting it to the Site Plan review process would not materially contribute to the attainment of the intent of the criteria listed in Section 8303.a.3 or that all of the purposes and requirements of the Site Plan have been fulfilled by an existing approved discretionary permit. In making a decision on such a waiver of a Site Plan due consideration shall be given to the recommendation of the appropriate Design Review Board. Such recommendation shall be in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign waiver recommendations, and shall be accompanied by a copy of the project plans upon which the recommendation was based. Waiver requests shall be transmitted by the applicant to the Review Board using a form approved by the Director for that purpose. If no recommendation is received by the Director from the Review Board within 45 days following the Review Board's receipt of the request, the Director may make a decision without the Review Board's recommendation.
  - b) If all of the purposes and requirements of the Site Plan will be fulfilled by a concurrent discretionary permit which will be reviewed by the appropriate Design Review Board.

No building permit shall be issued for a project for which the Site Plan requirement has been waived except pursuant to plans bearing the Director's stamp granting such waiver. No deviation from aspects of such plans pertinent to the criteria listed in Section 8303.a.3, such as materials, landscaping, site design and lighting, shall be permitted without prior recommendation of the appropriate Design Review Board and approval of the Director.

Group Residential – Allowed in conjunction with a school where housing facilities are used by registered students of the school. The associated school facility does not have to be located on the same lot.

b. Civic Use Types.

Child Care Center – 24 children or less

c. Commercial Use Types.

Animal Sales and Services: Veterinary (Large Animals) – except that large animals are not allowed to be kept overnight unless required in preparation for or recovery from surgery

Automotive and Equipment: Cleaning – Not to exceed 4 self-serve stalls

Convenience Sales and Personal Services – Not to exceed 1,500 square feet

Eating and Drinking Establishments – No drive-through

Food and Beverage Retail Sales – Not to exceed 2,000 square feet

Laundry Services – Limited to drycleaning plants and laundries which provide retail services only, use only non-flammable solvents, and employ not more than 10 people.

Participant Sports and Recreation: Indoor – Not to exceed 2,000 square feet

Transient Habitation: Lodging – Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8304.

Wholesaling, Storage and Distribution: Mini-Warehouses – The Mini-Warehouse Use may not occupy more than 50% of the building area. For the purposes of calculation, common areas including interior courtyards, restrooms and hallways would not be included. All storage units shall be accessed by an interior corridor and shall not be accessed externally. The Mini-Warehouse Use shall be located within a single building on the parcel.

d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 60 cubic feet and equipment to 40 horsepower at any one time.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8304

8304            USES SUBJECT TO A MINOR USE PERMIT

a.        Commercial Use Types.

            Transient Habitation: Lodging (uses exceeding 20 bedrooms)

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8305            USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the V3 Zone upon issuance of a Major Use Permit:

a.        Civic Use Types.

            Major Impact Services and Utilities

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8320            SITE DEVELOPMENT REGULATIONS

Properties within the V3 Zone shall be subject to the following site development regulations:

a.        Animals

            The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b.        Density

            The Density Regulations beginning at Section 4100 shall apply to the V3 Zone.

            A maximum of 24 dwelling units per acre.

c.        Lot Area

            No minimum or maximum lot area.

d.        Building Type

            Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the V3 Zone.

            Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.



e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the V3 Zone.

1.5 (the floor area of all buildings on-site may not exceed 1.5 times the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the V3 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the V3 Zone should maintain a continuous building façade and buildings should maintain a zero front yard and exterior side yard setback. Building setbacks shall be reviewed as part of the Site Plan required by the Special Area Regulations. Where the scale and height of any proposed building or the need to provide adequate sight distance warrants a larger setback, in relation to the street width and surrounding buildings, a larger setback may be required.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front:	0 feet from lot line (permitted)
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (permitted)
Rear:	0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the V3 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

Exceptions to Enclosure Regulations:

1. Outdoor storage of irrigation equipment and other agricultural related activities, equipment and support services.
2. Operations involving the manufacturing and production of art, as well as the outdoor storage of art manufacturing and production equipment and supplies.
3. Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8330.d. of the Fallbrook V3 Zone Parking Regulations.
4. Automotive and Equipment: Sales/Rentals, Farm Equipment. Providing that the use complies with Section 8330.c.3 of the Fallbrook V3 Zone Parking Regulations.
5. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation. The provision to provide required parking for the outdoor seating areas required by Section 6158.a.1.iii shall not apply to the portions of the V3 Zone in the Fallbrook Special Parking District where the parking requirements shall be determined pursuant to the Fallbrook V3 Zone Parking Regulations.
6. Parking Services
7. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the V3 Zone shall be included in the definition of "Residential Zones."

n. **On-Premise Sign Regulations**

All property with the V3 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

**8330 PARKING REGULATIONS**

a. **Purpose and Intent**

The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Guidelines. To achieve this purpose, a portion of the Village 3 Zone is located in the Fallbrook Special Parking District and all of the Village 3 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

b. **Parking Requirements**

The portion of the V3 Zone specified in Section 5761.b.1 is included in the Fallbrook Special Parking District (see Zoning Ordinance Section 5761).

In the V3 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6780 may be reduced up to 25%.

c. **Relationship of Required Parking to Building Site**

Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. The parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director of Planning and Land Use.

d. **Location of Parking On A Building Site**

1. **Bicycle Spaces.** Bicycle spaces, if provided, shall be located:

- a) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).

- b) As close to the building entrance as is practical without interfering with pedestrian traffic.
  - c) At ground level.
- 2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8330 c. above that does not have a building on the same legal parcel.
- 3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8330 c. above that does not have a building on the same legal parcel.
- 4. Exceptions. A use permit, variance or administrative permit may specify the location of parking areas and bicycle spaces in locations other than a required by Section 8330 d. 1 – 3.
- e. Parking Space Dimensions
  - 1. Offstreet Parking Design Manual to Specify. The design manual adopted pursuant to Section 6793.c shall establish the minimum dimensions for parking spaces. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
  - 2. Handicapped Parking. At least one space of the required parking, if any, in any parking area shall be designed for handicapped parking as specified in the Offstreet Parking Design Manual and the Uniform Building Code. Such spaces shall be located as close as possible to the entrance of the use or structure, and shall be reserved and designated for handicapped persons. The total number of required handicapped spaces shall be that specified by the Offstreet Parking Design Manual.
- f. Design Standards for Off-Street Parking
 

Parking spaces and areas shall meet the following design and improvement standards:

  - 1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in the design manual. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans which accompany site plan applications and building construction plans.

2. Landscaping. An area at least equal to 5 percent of the area of any parking area shall be landscaped in conformance to the requirements of Paragraph 3 of this Section and Section 6712.
3. Offstreet Parking Design Manual. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Offstreet Parking Design Manual. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of the Offstreet Parking Design Manual and this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

8400

#### V4 VILLAGE 4 ZONE

##### 8400 INTENT

The Village 4 (V4) Zone is intended to encourage the retention and attraction of businesses compatible with a predominantly retail environment fronting on a pedestrian-oriented street. Residential uses are allowed as a secondary use. The V4 Zone is similar to the V1 Zone, but allows more automobile-oriented uses and allows a flexible front yard setback. Property within the V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)  
(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

##### 8402 PERMITTED USES

The following use types are permitted by the V4 Zone:

a. Civic Use Types.

Administrative Services  
Clinic Services  
Community Recreation  
Cultural Exhibits and Library Services  
Essential Services  
Lodge, Fraternal and Civic Assembly  
Minor Impact Utilities  
Parking Services  
Small Schools

b. Commercial Use Types.

Administrative and Professional Services  
Agricultural and Horticultural Sales: Horticultural Sales  
Animal Sales and Services: Grooming  
Animal Sales and Services: Veterinary (Small Animals)  
Automotive and Equipment: Parking  
Automotive and Equipment: Repairs, Light Equipment  
Automotive and Equipment: Sales/Rentals, Farm Equipment  
Automotive and Equipment: Sales/Rentals, Light Equipment  
Business Support Services  
Communications Services  
Financial, Insurance and Real Estate Services  
Medical Services  
Personal Services, General  
Repair Services, Consumer  
Retail Sales: General  
Retail Sales: Specialty  
Spectator Sports and Entertainment: Limited

#### 8403 PERMITTED USES SUBJECT TO LIMITATIONS

The following use types are permitted by the V4 Zone subject to the limitation stated after the use type.

##### a. Residential Use Types.

Family Residential - Limited to dwellings which are secondary uses of a structure, lot or parcel primarily used for business purposes.

##### b. Civic Use Types.

Child Care Center – 24 children or less

##### c. Commercial Use Types.

Business Equipment Sales and Services – The area devoted to storage shall not be greater than the area devoted to sales and administrative offices

Convenience Sales and Personal Services - Not to exceed 1,500 square feet

Eating and Drinking Establishments - No drive-through

Food and Beverage Retail Sales - Not to exceed 2,000 square feet

Participant Sports and Recreation: Indoor - Not to exceed 2,000 square feet

Transient Habitation: Lodging - Not to exceed 20 bedrooms. Uses exceeding 20 bedrooms allowed pursuant to Section 8404.

##### d. Industrial Use Types.

Custom Manufacturing – The square footage, horsepower and kiln size restrictions imposed by Section 1610 do not apply. Kiln sizes shall be limited to 15 cubic feet and equipment to 5 horsepower at any one time

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

#### 8404 USES SUBJECT TO A MINOR USE PERMIT

The following use types are permitted by the V4 Zone upon issuance of a Minor Use Permit:

##### a. Commercial Use Types.

Transient Habitation: Lodging (uses exceeding 20 bedrooms)

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8405

8405            USES SUBJECT TO A MAJOR USE PERMIT

The following use types are permitted by the V4 Zone upon issuance of a Major Use Permit:

- a.      Commercial Use Types.

                Research Services

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

8420            SITE DEVELOPMENT REGULATIONS

Properties within the V4 Zone shall be subject to the following site development regulations:

- a.      Animals

                The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

- b.      Density

                The Density Regulations beginning at Section 4100 shall apply to the V4 Zone.

                A maximum of 24 dwelling units per acre as a secondary use only.

- c.      Lot Area

                No minimum or maximum lot area.

- d.      Building Type

                Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the V4 Zone.

                Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

- e.      Maximum Floor Area

                No maximum floor area.

- f.      Floor Area Ratio

                The Floor-Area Ratio Regulations beginning at Section 4500 shall apply to the V4 Zone.



2.0 (the floor area of all buildings on-site may not exceed twice the net square footage of the lot).

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the V4 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

In order to complement and encourage preservation of the existing village character and encourage pedestrian activity, development in the V4 Zone should maintain a continuous building façade and buildings should maintain a zero front yard and exterior side yard setback along Main Street and adjacent side streets.

Where the ultimate right-of-way is wider than an existing or planned sidewalk location, buildings may be constructed up to the ultimate right-of-way provided landscaping is planted between the sidewalk and the building face.

Front:	0 – 15 feet maximum from lot line (permitted up to a maximum of 15 feet)
Side, Interior:	0 feet from lot line (permitted)
Side, Exterior:	0 feet from lot line (permitted)
Rear:	0 feet from lot line (permitted)

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the V4 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

#### Exceptions to Enclosure Regulations

1. Outdoor storage of irrigation equipment and other agricultural related activities, equipment and support services is permitted upon approval of a Site Plan through the Community Design Review Area Regulations process.
2. Automotive and Equipment: Sales/Rentals, Light Equipment. Providing that the use complies with Section 8430 d.
3. Automotive and Equipment: Sales/Rentals, Farm Equipment. Providing that the use complies with Section 8430 d.
4. Eating and Drinking Establishments and Food and Beverage Retail Sales. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Site Plan required by the Special Area Regulation.
5. Parking Services
6. Automotive and Equipment: Parking

#### m Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the V4 Zone shall be included in the definition of "Commercial Zones."

#### n. On-Premise Sign Regulations

All property with the V4 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

### 8430 PARKING REGULATIONS

#### a. Purpose and Intent

The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance existing zero front yard setback development patterns in the traditional commercial district consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Village 4 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

#### b. Parking Requirements

In the V4 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6780 may be reduced up to 25%.

c. Relationship of Required Parking to Building Site

Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. For any property in the V4 Zone, the parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied to the property receiving the permit using a method acceptable to the Director of Planning and Land Use.

d. Location of Parking On A Building Site

1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:

- a) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
- b) As close to the building entrance as is practical without interfering with pedestrian traffic.
- c) At ground level.

2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel.

3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8430 c. above that does not have a building on the same legal parcel.

4. Exceptions. A use permit, variance or administrative permit may specify the location of parking areas and bicycle spaces in locations other than a required by Section 8430 d. 1 – 3.

e. Parking Space Dimensions

1. OffStreet Parking Design Manual to Specify. The Offstreet Parking Design Manual adopted pursuant to Section 6793.c shall establish the minimum dimensions for parking spaces. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
2. Handicapped Parking. At least one space of the required parking, if any, in any parking area shall be designed for handicapped parking as specified in the Offstreet Parking Design Manual and the Uniform Building Code. Such spaces shall be located as close as possible to the entrance of the use or structure, and shall be reserved and designated for handicapped persons. The total number of required handicapped spaces shall be that specified by the Offstreet Parking Design Manual and the Uniform Building Code.

f. Design Standards for Offstreet Parking

Parking spaces and areas shall meet the following design and improvement standards:

1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in the Offstreet Parking Design Manual. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany Site Plan applications and building construction plans.
2. Landscaping. An area at least equal to 5 percent of the area of any parking area shall be landscaped in conformance to the requirements of Paragraph 3) of this Section and Section 6712.
3. Offstreet Parking Design Manual. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Offstreet Parking Design Manual. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of the Offstreet Parking Design Manual and this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

## V5 VILLAGE 5 ZONE

### 8500 INTENT

The Village 5 (V5) Zone is intended to create and enhance areas where administrative office and professional services are the principal and dominant use. Residential uses are allowed. Development will have a scale and appearance compatible and complementary to adjacent residential uses. Uses generating high-volumes of vehicular traffic shall not be allowed in the V5 Zone. Property within the V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

### 8502 PERMITTED USES

The following use types are permitted by the V5 Zone:

#### a. Residential Use Types.

Family Residential  
Group Residential

#### b. Civic Use Types.

Administrative Services  
Clinic Services  
Cultural Exhibits and Library Services  
Essential Services  
Group Care  
Minor Impact Utilities  
Parking Services

#### c. Commercial Use Types.

Administrative and Professional Services  
Business Support Services  
Financial, Insurance and Real Estate Services  
Medical Services  
Personal Services, General

8503

**8503 PERMITTED USES SUBJECT TO LIMITATIONS**

The following use types are permitted by the V5 Zone subject to the limitation stated after the use type.

a. Civic Use Types.

Child Care Center – 24 children or less

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

**8505 USES SUBJECT TO A MAJOR USE PERMIT**

The following use types are permitted by the V5 Zone upon issuance of a Major Use Permit:

b. Commercial Use Types.

Eating and Drinking Establishments  
Research Services  
Transient Habitation: Lodging

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

**8520 SITE DEVELOPMENT REGULATIONS**

Properties within the V5 Zone shall be subject to the following site development regulations:

a. Animals

The only animals allowed are six or fewer dogs and cats or similar animals (in any combination).

b. Density

The Density Regulations beginning at Section 4100 shall apply to the V5 Zone.

A maximum of 24 dwelling units per acre.

c. Lot Area

No minimum or maximum lot area.

d. Building Type

Other than Section 4305, Building Type Designator Notation, and Section 4310, Building Type Schedule, the Building Type Regulations beginning at Section 4300 shall apply to the V5 Zone.

Mixed residential and/or non-residential units with one or more main buildings per lot are permitted. Attached buildings are also permitted.

e. Maximum Floor Area

No maximum floor area.

f. Floor Area Ratio

No maximum floor area ratio.

g. Height

Other than Section 4605, Height Designator Notation, and Section 4610, Height Schedule, the Height Regulations beginning at Section 4600 shall apply to the V5 Zone.

Buildings shall have a maximum height of 35 feet.

h. Lot Coverage

No lot coverage requirement.

i. Main Building Setbacks

Front:	50 feet from centerline of the street
Side, Interior:	5 feet from lot line
Side, Exterior:	35 feet from centerline of the street
Rear:	25 feet from lot line

j. Open Space

0 (no usable open space required).

k. Special Area Regulation

Property within the V5 Zone shall be subject to the Community Design Review Area Regulations in Section 5750 and the Fallbrook Design Guidelines.

l. Enclosure

All operations, including the storage of materials and equipment, shall be located entirely within an enclosed building.

8520

#### Exceptions to Enclosure Regulations

1. Eating and Drinking Establishments. Only accessory outdoor cafés that comply with Section 6158.a.1 and pursuant to an approved Major Use Permit.
2. Parking Services
3. Automotive and Equipment: Parking

m. Wireless Facilities

For the purposes of Zoning Ordinance Section 6983 (Definitions), the V5 Zone shall be included in the definition of "Residential Zones."

n. On-Premise Sign Regulations

All property with the V5 Zone shall be subject to the On-Premise Sign Regulations beginning at Section 6250.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

#### 8530 PARKING REGULATIONS

a. Purpose and Intent

The intent of the Fallbrook Village parking regulations is to ensure adequate off-street parking in relation to allowed uses and activities. The regulations are also intended to maintain and enhance compatibility with the adjacent residential uses consistent with the Fallbrook Design Guidelines. To achieve this purpose, all of the Village 5 Zone provides for reduced parking requirements with provision for meeting parking requirements in shared parking lots.

b. Parking Requirements

In the V5 Zone, the number of spaces required by the Parking Schedules in Sections 6758 through 6780 may be reduced up to 25%.

c. Relationship of Required Parking to Building Site

Required parking and bicycle spaces may be located on the same legal parcel with the use or structure they are intended to serve. For any property in the V5 Zone, the parking requirement may and should preferably be met through participation in a shared parking lot. Parking requirements may be fulfilled on-site or on any other property within 600 feet of the site requiring the parking. Evidence must be provided to the County that parking lot ownership shares have not been previously used or counted to meet the parking requirements for any other existing business. The parking spaces shall be tied



to the property receiving the permit using a method acceptable to the Director of Planning and Land Use.

d. Location of Parking on a Building Site

1. Bicycle Spaces. Bicycle spaces, if provided, shall be located:
  - a) At least as close and accessible to the use or building served as is the most convenient motor vehicle parking (other than handicapped parking).
  - b) As close to the building entrances as is practical without interfering with pedestrian traffic.
  - c) At ground level.
2. Covered Parking. Covered or enclosed parking spaces shall be outside the ultimate right-of-way of any street and shall be located in the rear half of the lot. This provision does not apply to any shared parking lot provided pursuant to Section 8530.c above that does not have a building on the same legal parcel.
3. Open Parking. Open parking spaces shall be outside the ultimate right-of-way of any street and shall be located generally behind a building. This provision does not apply to any shared parking lot provided pursuant to Section 8530.c above that does not have a building on the same legal parcel.
4. Exceptions. A Use Permit, Variance, or Administrative Permit may specify the location of parking areas and bicycle spaces in locations other than as required by Section 8530.d. 1 – 3 above.

e. Parking Space Dimensions

1. OffStreet Parking Design Manual to Specify. The Offstreet Parking Design Manual adopted pursuant to Section 6793.c shall establish the minimum dimensions for parking spaces. The Director may require larger dimensions if he determines that larger dimensions are needed to provide safe and adequate parking in specific situations.
2. Handicapped Parking. At least one space of the required parking, if any, in any parking area shall be designed for handicapped parking as specified in the Offstreet Parking Design Manual and the Uniform Building Code. Such spaces shall be located as close as possible to the entrance of the use or structure, and shall be reserved and designated for handicapped persons. The total number of required handicapped spaces shall be that specified by the Offstreet Parking Design Manual and the Uniform Building Code.

f. Design Standards for Offstreet Parking

Parking spaces and areas shall meet the following design and improvement standards:

1. Surfacing. All parking spaces or areas, loading spaces and driveways serving them shall be hard surfaced in accordance with the specifications set forth in the Offstreet Parking Design Manual. The type of surfacing for proposed parking spaces and driveways shall be indicated on all plot plans that accompany site plan applications and building construction plans.
2. Landscaping. An area at least equal to 5 percent of the area of any parking area shall be landscaped in conformance to the requirements of Paragraph 3) of this Section and Section 6712.
3. Offstreet Parking Design Manual. The design, dimensions, construction, landscaping, and surfacing of parking and bicycle spaces, driveways and other areas shall conform to the requirements of the Offstreet Parking Design Manual. The Director may administratively waive or modify one or more such requirements when practical difficulties make their strict application infeasible, and upon a finding that the waiver or modification is consistent with the purpose and intent of the Offstreet Parking Design Manual and this section.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)

(Amended by Ord. No. 9935 (N.S.) adopted 4-23-08)

USE MATRIX

## 8600 USE MATRIX

The Director shall prepare and cause to be inserted in copies of the Zoning Ordinance, an official Use Matrix which expresses in graphic form the Village Zone Regulations contained in Sections 8100 through 8500, inclusive.

(Added by Ord. No. 9620 (N.S.) adopted 12-10-03)



# FALLBROOK VILLAGE ZONE USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES																																																	
RESIDENTIAL												CIVIC																																					
1250		1260		1265		1275		1280		1300		1310		1315		1320		1325		1330		1332		1335		1340		1345		1346		1348		1350		1355		1360		1365		1370		1375		1380			
Family Residential		Group Residential		Farm Labor Camp		Mobilehome Residential		Enclosed Open		Drive-in		Administrative Services		Ambulance Services (see Sec. 6900)		Clinic Services		Community Recreation		Cultural Exhibits and Library Services		Child Care Center		Essential Services		Fire Protection Services (see Sec. 6905)		Lodge		Lodge Fraternal & Civic Assembly		Minor Impact Services and Utilities		Minor Impact Utilities		Parking Services		Postal Services		Religious Services		Small Schools		Wind Turbine System, Med. (see Sec. 6950)					
See Fallbrook Village Regulations																																																	
V1	△																																																
V2	△	△																																															
V3	△	△	△																																														
V4	△																																																
V5	●	●																																															
Use Regulations																																																	
FALLBROOK VILLAGE REGULATIONS																																																	
V1	Village 1																																																
V2	Village 2																																																
V3	Village 3																																																
V4	Village 4																																																
V5	Village 5																																																

## MATRIX LEGEND

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

- 1-21 Subject to Limitations (See Section 2980)
- \* May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May Be Permitted (See Text of Use Regulations)
- Subject to Limitations (See Sections 2812 and 2818)
- E Exceptions to Enclosure Matrix (See Section 6814)
- △ Subject to Limitations in the Fallbrook Village Regulations



## FALLBROOK VILLAGE ZONE USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES		COMMERCIAL		1400		1410		1415		1420		1425		1430		1435		1440		1445		1450		1455		1460		1465		1470		1475		1480		1485		1490		1495		1500		1505		1510		1515		1520		1525		1530		1535		1540		1545		1550		1555		1560		1565		1570		1575		1580		1585		1590		1595		1600		1605		1610		1615		1620		1625		1630		1635		1640		1645		1650		1655		1660		1665		1670		1675		1680		1685		1690		1695		1700		1705		1710		1715		1720		1725		1730		1735		1740		1745		1750		1755		1760		1765		1770		1775		1780		1785		1790		1795		1800		1805		1810		1815		1820		1825		1830		1835		1840		1845		1850		1855		1860		1865		1870		1875		1880		1885		1890		1895		1900		1905		1910		1915		1920		1925		1930		1935		1940		1945		1950		1955		1960		1965		1970		1975		1980		1985		1990		1995		2000		2005		2010		2015		2020		2025		2030		2035		2040		2045		2050		2055		2060		2065		2070		2075		2080		2085		2090		2095		2100		2105		2110		2115		2120		2125		2130		2135		2140		2145		2150		2155		2160		2165		2170		2175		2180		2185		2190		2195		2200		2205		2210		2215		2220		2225		2230		2235		2240		2245		2250		2255		2260		2265		2270		2275		2280		2285		2290		2295		2300		2305		2310		2315		2320		2325		2330		2335		2340		2345		2350		2355		2360		2365		2370		2375		2380		2385		2390		2395		2400		2405		2410		2415		2420		2425		2430		2435		2440		2445		2450		2455		2460		2465		2470		2475		2480		2485		2490		2495		2500		2505		2510		2515		2520		2525		2530		2535		2540		2545		2550		2555		2560		2565		2570		2575		2580		2585		2590		2595		2600		2605		2610		2615		2620		2625		2630		2635		2640		2645		2650		2655		2660		2665		2670		2675		2680		2685		2690		2695		2700		2705		2710		2715		2720		2725		2730		2735		2740		2745		2750		2755		2760		2765		2770		2775		2780		2785		2790		2795		2800		2805		2810		2815		2820		2825		2830		2835		2840		2845		2850		2855		2860		2865		2870		2875		2880		2885		2890		2895		2900		2905		2910		2915		2920		2925		2930		2935		2940		2945		2950		2955		2960		2965		2970		2975		2980		2985		2990		2995		3000		3005		3010		3015		3020		3025		3030		3035		3040		3045		3050		3055		3060		3065		3070		3075		3080		3085		3090		3095		3100		3105		3110		3115		3120		3125		3130		3135		3140		3145		3150		3155		3160		3165		3170		3175		3180		3185		3190		3195		3200		3205		3210		3215		3220		3225		3230		3235		3240		3245		3250		3255		3260		3265		3270		3275		3280		3285		3290		3295		3300		3305		3310		3315		3320		3325		3330		3335		3340		3345		3350		3355		3360		3365		3370		3375		3380		3385		3390		3395		3400		3405		3410		3415		3420		3425		3430		3435		3440		3445		3450		3455		3460		3465		3470		3475		3480		3485		3490		3495		3500		3505		3510		3515		3520		3525		3530		3535		3540		3545		3550		3555		3560		3565		3570		3575		3580		3585		3590		3595		3600		3605		3610		3615		3620		3625		3630		3635		3640		3645		3650		3655		3660		3665		3670		3675		3680		3685		3690		3695		3700		3705		3710		3715		3720		3725		3730		3735		3740		3745		3750		3755		3760		3765		3770		3775		3780		3785		3790		3795		3800		3805		3810		3815		3820		3825		3830		3835		3840		3845		3850		3855		3860		3865		3870		3875		3880		3885		3890		3895		3900		3905		3910		3915		3920		3925		3930		3935		3940		3945		3950		3955		3960		3965		3970		3975		3980		3985		3990		3995		4000		4005		4010		4015		4020		4025		4030		4035		4040		4045		4050		4055		4060		4065		4070		4075		4080		4085		4090		4095		4100		4105		4110		4115		4120		4125		4130		4135		4140		4145		4150		4155		4160		4165		4170		4175		4180		4185		4190		4195		4200		4205		4210		4215		4220		4225		4230		4235		4240		4245		4250		4255		4260		4265		4270		4275		4280		4285		4290		4295		4300		4305		4310		4315		4320		4325		4330		4335		4340		4345		4350		4355		4360		4365		4370		4375		4380		4385		4390		4395		4400		4405		4410		4415		4420		4425		4430		4435		4440		4445		4450		4455		4460		4465		4470		4475		4480		4485		4490		4495		4500		4505		4510		4515		4520		4525		4530		4535		4540		4545		4550		4555		4560		4565		4570		4575		4580		4585		4590		4595		4600		4605		4610		4615		4620		4625		4630		4635		4640		4645		4650		4655		4660		4665		4670		4675		4680		4685		4690		4695		4700		4705		4710		4715		4720		4725		4730		4735		4740		4745		4750		4755		4760		4765		4770		4775		4780		4785		4790		4795		4800		4805		4810		4815		4820		4825		4830		4835		4840		4845		4850		4855		4860		4865		4870		4875		4880		4885		4890		4895		4900		4905		4910		4915		4920		4925		4930		4935		4940		4945		4950		4955		4960		4965		4970		4975		4980		4985		4990		4995		5000		5005		5010		5015		5020		5025		5030		5035		5040		5045		5050		5055		5060		5065		5070		5075		5080		5085		5090		5095		5100		5105		5110		5115		5120		5125		5130		5135		5140		5145		5150		5155		5160		5165		5170		5175		5180		5185		5190		5195		5200		5205		5210		5215		5220		5225		5230		5235		5240		5245		5250		5255		5260		5265		5270		5275		5280		5285		5290		5295		5300		5305		5310		5315		5320		5325		5330		5335		5340		5345		5350		5355		5360		5365		5370		5375		5380		5385		5390		5395		5400		5405		5410		5415		5420		5425		5430		5435		5440		5445		5450		5455		5460		5465		5470		5475		5480		5485		5490		5495		5500		5505		5510		5515		5520		5525		5530		5535		5540		5545		5550		5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## FALLBROOK VILLAGE ZONE USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES COMMERCIAL (cont.)																								Use Regulations	
		1400	Enclosed	Semi-Enclosed	Open	Drive-in	Building Maintenance Services	Business Equipment Sales and Services	Business Support Services	Communications Services	Construction Sales and Services	Convenience Sales and Services (See Sec. 6300)	College Industries (See Sec. 6820)	Eating and Drinking Establishment	Explosive Storage (See Sec. 6904)	Financial Insurance and Real Estate	Food and Beverage Retail Sales	Funeral and Intermment Services	a) Cremating	b) Interment	c) Undertaking	Gasoline Sales	Laundry Services	Medical Services	
		See Fallbrook Village Regulations																							
V1		●	●	●	●		△	●	●		△		△		●	△								●	V1 Village 1
V2		●	●	●	●	●	△	●	●	●	△		△		●	△						△		●	V2 Village 2
V3		●	●	●	●	●	●	●	●	●	△		△		●	△				●		△		●	V3 Village 3
V4		●	●	●	●	●	△	●	●	●	△		△		●	△								●	V4 Village 4
V5		●	●	●	●			●				M		●										●	V5 Village 5

### MATRIX LEGEND

- Permitted
- A Permitted by Administrative Permit
- S Permitted by Site Plan
- m Permitted by Minor Use Permit
- M Permitted by Major Use Permit
- P Permitted Only Within Planned Developments of 20 Acres or Larger

- 1-21 Subject to Limitations (See Section 2980)
- \* May Be Subject to Site Plan Approval
- + Other Uses Not Shown on Matrix May be Permitted (See Text of Use Regulations)
- O Subject to Limitations (See Sections 2812 and 2818)
- E Exceptions to Enclosure Matrix (See Section 6814)
- △ Subject to Limitations in the Fallbrook Village Regulations



# FALLBROOK VILLAGE ZONE USE & ENCLOSURE MATRIX

SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES COMMERCIAL (cont.)		The Zoning Ordinance, the provisions of the Zoning Ordinance shall apply.																							
		Enclosed Semi-Enclosed Open	Drive-In	Participant Sports and Recreation	a) Indoor	b) Outdoor	Personal Services (General)	Recycling Collection Facility (See Sec. 6970)	a) Small	b) Large	Recycling Processing Facility (See Sec. 6975)	a) Light	b) Heavy	c) Wood and Green Materials	Repair Services (Consumer)	Research Services	Retail Sales	a) General	b) Specialty	Scrap Operations (See Section 6300)	Spectator Sports and Entertainment	a) Limited	b) General	Swap Meets	
1400	See Fallbrook Village Regulations	1505	1510	1512	1513	1515	1520	1525	1530	1535	1540	Use Regulations													
												FALLBROOK VILLAGE REGULATIONS													
V1																								V1	Village 1
V2																								V2	Village 2
V3																								V3	Village 3
V4																								V4	Village 4
V5																								V5	Village 5

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SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

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USE TYPES		COMMERCIAL (cont.)										INDUSTRIAL					Use Regulations			
		Enclosed	Semi-Enclosed	Open	Drive-In	Transient Habitation:	a) Campground	b) Lodging	c) Resort	Wholesaling, Storage and Distribution	a) Mini Warehouse	b) Light	c) Heavy	Enclosed	Semi-Enclosed	Open		Custom Manufacturing	General Industrial	Heavy Industrial
	1400	See Fallbrook Village Regulations												See Fallbrook Village Regulations						
V1		●	●	●				△						●	●	●	△			
V2		●	●	●				△						●	●	●	△			
V3		●	●	●				△		△	●			●	●	●	●			
V4		●	●	●				△						●	●	●	△			
V5		●	●	●				M						●	●	●				

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SUMMARY PREPARED PURSUANT TO SECTIONS 2990 AND 6816

NOTE: This matrix is a summary only. For complete regulations see appropriate sections of The Zoning Ordinance. In case of conflict between the provisions graphically represented in this matrix and the provisions set forth in the text of The Zoning Ordinance, the provisions of The Zoning Ordinance shall apply.

USE TYPES		AGRICULTURAL															EXTRACTIVE				Use Regulations
		1700	1710	1715	1720	1725	1730	1735							1740	1800	1810	1820			
		See Fallbrook Village Regulations																		FALLBROOK VILLAGE REGULATIONS	

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- △ Subject to Limitations in the Fallbrook Village Regulations





## 9999 EFFECTIVE DATE.

This ordinance shall take effect and be in force thirty (30) days after the date of its passage, and before the expiration of fifteen (15) days after its passage, a summary shall be published once with the names of the members voting for and against the same in the San Diego Union, a newspaper of general circulation published in the County of San Diego. The County Clerk shall post in the Office of the County Clerk a certified copy of the full text of this ordinance along with the names of those supervisors voting for and against the ordinance.

## 9999.1 OPERATIVE DATE.

Notwithstanding the effective date of this Ordinance, it shall not be operative until the additional ordinance altering all zone classifications of property within the County of San Diego has become effective or until January 1, 1979, whichever is sooner.

PASSED, APPROVED, AND ADOPTED this 18th day of October, 1978.

LUCILLE V. MOORE

Chairwoman of the Board of Supervisors of  
the County of San Diego, State of  
California

The above ordinance was adopted by the following vote:

Supervisor Thomas D. Hamilton, Jr.	voting "Aye"
Supervisor Lucille V. Moore	voting "Aye"
Supervisor Roger Hedgecock	is absent and not voting
Supervisor Jim Bates	is absent and not voting
Supervisor Lee Taylor	voting "Aye"

ATTEST my hand and the seal of the Board of Supervisors this 18th day of October, 1978.

PORTER D. CREMANS

Clerk of the Board of Supervisors

By Lorena Monteleone  
Deputy

(SEAL)

